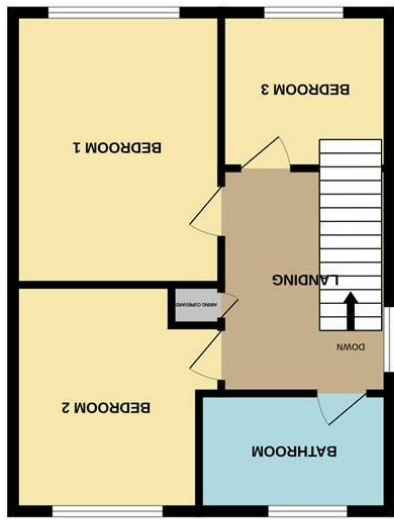
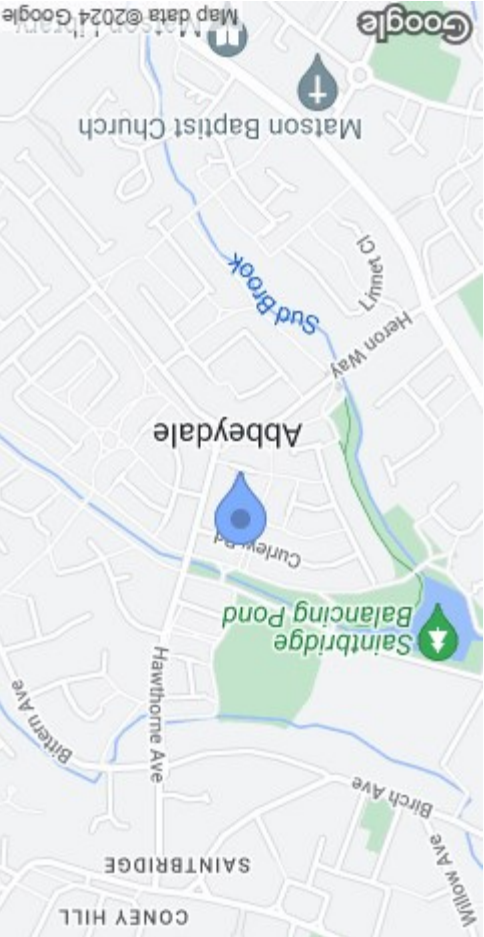




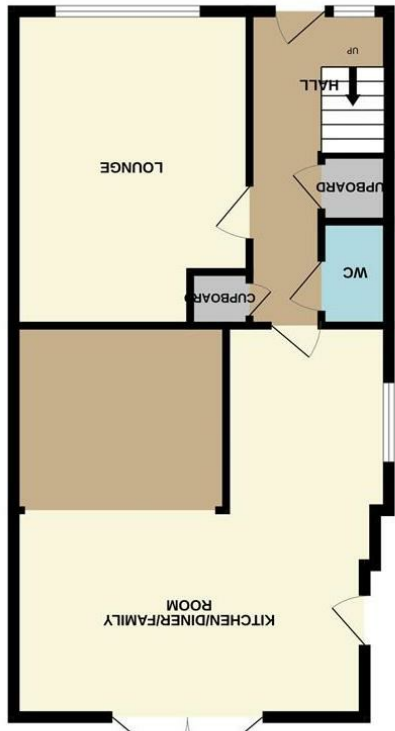
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>103 kWh/m² (low energy 100%)</td></tr> <tr><td>B</td><td>81-102 kWh/m²</td></tr> <tr><td>C</td><td>61-80 kWh/m²</td></tr> <tr><td>D</td><td>41-60 kWh/m²</td></tr> <tr><td>E</td><td>21-40 kWh/m²</td></tr> <tr><td>F</td><td>11-20 kWh/m²</td></tr> <tr><td>G</td><td>1-10 kWh/m²</td></tr> </table>	A	103 kWh/m ² (low energy 100%)	B	81-102 kWh/m ²	C	61-80 kWh/m ²	D	41-60 kWh/m ²	E	21-40 kWh/m ²	F	11-20 kWh/m ²	G	1-10 kWh/m ²	<table border="1"> <tr><td>A</td><td>103 g/kWh (low energy 100%)</td></tr> <tr><td>B</td><td>81-102 g/kWh</td></tr> <tr><td>C</td><td>61-80 g/kWh</td></tr> <tr><td>D</td><td>41-60 g/kWh</td></tr> <tr><td>E</td><td>21-40 g/kWh</td></tr> <tr><td>F</td><td>11-20 g/kWh</td></tr> <tr><td>G</td><td>1-10 g/kWh</td></tr> </table>	A	103 g/kWh (low energy 100%)	B	81-102 g/kWh	C	61-80 g/kWh	D	41-60 g/kWh	E	21-40 g/kWh	F	11-20 g/kWh	G	1-10 g/kWh
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



GROUND FLOOR



24 Curlew Road
 Abbeydale, Gloucester GL4 4TB

STEVE GOOCH
 ESTATE AGENTS | EST 1985

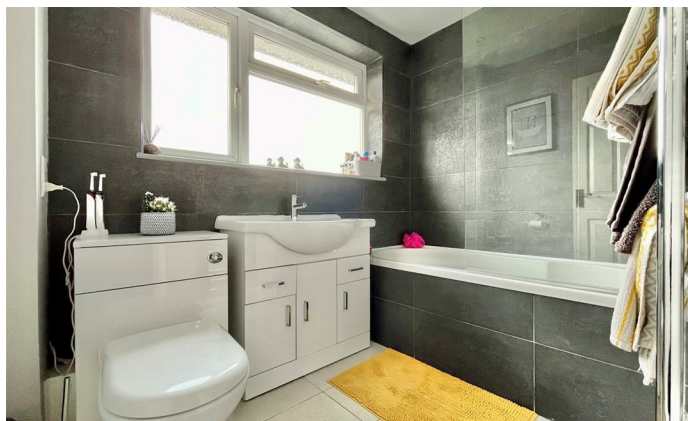
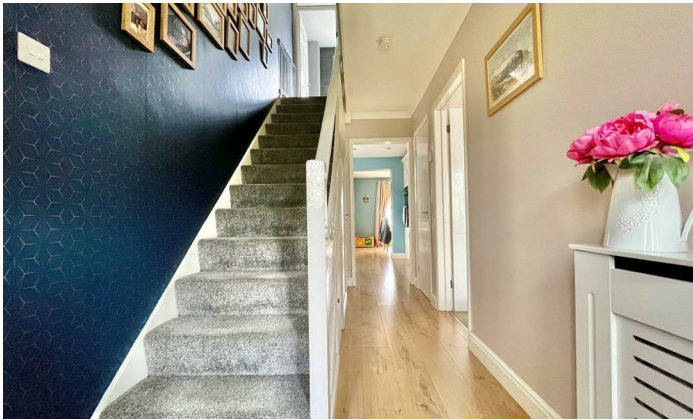
Offers Over £280,000

Extended and very well presented three bedroom semi detached family home with a 19ft kitchen/diner/family room, a single garage, a downstairs cloakroom and a pleasant enclosed rear garden situated in a popular location close to local amenities.

Accommodation comprises hallway, 16ft lounge, 19ft kitchen/diner/family room with French doors onto the deck, cloakroom, bedroom one with built in wardrobes, bedroom two with views, bedroom three and the bathroom with a modern white suite.

Outside at the front of the property there is a small garden that is laid to lawn and around to the rear you have a pleasant enclosed garden with a deck, a paved patio, lawn and a personal access gate that give access to the single garage and parking space.

Most of the Abbeydale was green fields until around 1970 it was officially known as "The Land to the East", before the Heron Park development was constructed by Heron Homesteads. In 1975, contracts were signed for the construction of Heron Primary School, which opened in 1977 followed by the Glevum way shopping centre. Over the following years a community centre, doctor's surgery, pub (the Ridge & Furrow) and veterinary clinic were built beside the Supermarket.



Upvc double glazed front door with leaded lights leads into:

ENTRANCE HALLWAY

Oak style laminate flooring, single radiator, cloaks hanging space, stairs leading off.

CLOAKROOM

Low level w.c., corner wash hand basin with a tiled splashback, extractor fan, tiled floor.

LOUNGE

16'7 x 11'7 max (5.05m x 3.53m max)

Wall lights, coved ceiling, tv point, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN/DINER/FAMILY ROOM

19'4 x 16'3 max (5.89m x 4.95m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer sink unit with a chrome mixer tap, built in ceramic hob, extractor hood, electric double oven, fridge/freezer and dishwasher, plumbing for automatic washing machine, oak style laminate flooring, space for a large table and chairs, downlighters, double radiator, upvc double glazed window and door to side elevation, matching French doors to rear elevation onto the decking.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, cupboard housing the gas fired combination boiler and slatted shelving.

BEDROOM 1

13'1 x 11'6 max (3.99m x 3.51m max)

Built in wardrobes, laminate flooring, double radiator, upvc double glazed window to front elevation overlooking the surrounding area and wooded hillsides beyond.

BEDROOM 2

11'6 x 10'6 max (3.51m x 3.20m max)

Double radiator, upvc double glazed window to rear elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 3

8'4 x 7'2 max (2.54m x 2.18m max)

Double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BATHROOM

8'4 x 5'5 (2.54m x 1.65m)

Modern white suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, partially tiled walls, tiled floor, downlighters, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

The front garden is laid to lawn with a pathway leading to the front door. To the side there is a personal access gate leading around to the side where there is an outside water supply and power.

To the rear there is a pleasant enclosed garden with a wooden decked patio, lawned area, paved pathway leading to a paved patio. There is also a personal access gate at the rear leading to a parking space and a:

GARAGE

Up and over door to front elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Painswick Road turn left at the traffic lights into Heron Way and take the first turning left into Hawthorne Avenue. Continue along here and take the first turning left into Curlew Road then the first turning left again and continue to the top where the rear of the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).